007.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,200 / 764,200
					USE VALUE:	764,200 / 764,200
					ASSESSED:	764,200 / 764,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		ORVIS CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICHARDSON MARC W
Owner 2:	RICHARDSON PATRICIA A
Owner 3:	
Street 1:	96 ORVIS CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICHARDSON MARC W -
Owner 2:	RICHARDSON PATRICIA A -
Street 1:	96 ORVIS CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,440 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1865 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3440.000	344,900	700	418,600	764,200
Total Card	0.079	344,900	700	418,600	764,200
Total Parcel	0.079	344,900	700	418,600	764,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.73 | /Parcel: 409.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 6451
GIS Ref:
GIS Ref:
Insp Date: 11/03/17

!693!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,900	700	3,440.	418,600	764,200	764,200	Year End Roll	12/18/2019
2019	101	FV	262,100	800	3,440.	444,700	707,600	707,600	Year End Roll	1/3/2019
2018	101	FV	263,500	0	3,440.	324,400	587,900	587,900	Year End Roll	12/20/2017
2017	101	FV	263,500	0	3,440.	282,500	546,000	546,000	Year End Roll	1/3/2017
2016	101	FV	263,500	0	3,440.	240,700	504,200	504,200	Year End	1/4/2016
2015	101	FV	257,400	0	3,440.	235,400	492,800	492,800	Year End Roll	12/11/2014
2014	101	FV	239,000	0	3,440.	193,600	432,600	432,600	Year End Roll	12/16/2013
2013	101	FV	239,000	0	3,440.	184,200	423,200	423,200		12/13/2012

PRINT

Date	Time
12/10/20	16:26:01

LAST REV

Date	Time
07/19/18	15:42:15

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 693

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDSON MARC	52179-498		2/3/2009	Family	99	No	No		
BURKE JULIA	27669-113		9/12/1997		221,000	No	No		Y

USER DEFINED

Prior Id # 1:	6451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2014	101	Redo Kit	26,000	C				
1/20/2012	75	Redo Bat	12,000					renovate 2nd fl ba
7/29/2009	640	New Wind	1,589					

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Meas/Inspect	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
5/7/2012	Info Fm Prmt	MM	Mary M
1/23/2009	Meas/Inspect	372	PATRIOT
11/5/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3440		Sq. Ft.	Site		0	80.	1.52	1									418,560						418,600	

Total AC/HA: 0.07897 | Total SF/SM: 3440 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 418,560 | Spl Credit | Total: 418,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33049250
Const Adj.:	0.99989998
Adj $ / SQ:	166.295
Other Features:	102000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423653
Depreciation:	78800
Depreciated Total:	344854

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

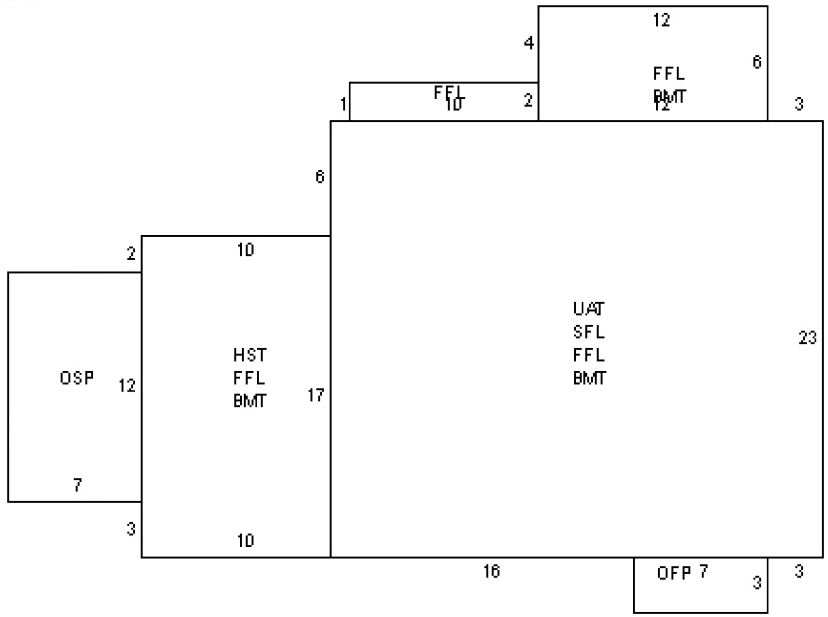
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.29
Special Features:	0	Val/Su Net:	130.74
Final Total:	344900	Val/Su SzAd	223.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	860	166.290	143,014
BMT	Basement	840	53.880	45,259
SFL	Second Floor	598	166.290	99,444
UAT	Upper Attic	150	103.930	15,538
HST	Half Story	85	166.290	14,135
OSP	Screen Porch	84	39.750	3,339
OFP	Open Porch	21	44.000	924
	Net Sketched Area:	2,638	Total:	321,653
Size Ad	1543	Gross Are	3171	FinArea 1865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11x20	A	AV	2000	3.95	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700